



8-2-12

COMMERCIAL BOARD OF ADJUSTMENT DECISIONS

Wednesday, August 1st, 2012
10:00 AM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

BOARD MEMBERS:

| | |
|------------------------------------|---------|
| Dan Moore | _____ P |
| Wendy Vann Roach | _____ P |
| Gene Miers | _____ P |
| Norris Fletcher | _____ P |
| Jake Petras | _____ P |
| Michael Wellbaum, Chair | _____ P |
| James Hill | _____ P |
| Johanna McCully-Bonner, Vice Chair | _____ A |
| Carl Logan (Alternate) | _____ P |
| Marlene Beckman | _____ P |

- I. 9:00 A.M. WORK SESSION Pre-Council Chamber**
- A. Review of Cases on Today's Agenda**
- II. 10:00 A.M. PUBLIC HEARING Council Chamber**
- A. Approval of Minutes of July 6th 2012 Hearing**
- APPROVED**
7-0-2
- B. Cases on Today's Agenda**
- III. 12:00 P.M. LUNCH AND STAFF BRIEFING Pre-Council Chamber**
- 1. Discussion about Recommendations to the Council for the BOA Annual Report**
- 1:00 P.M. CONTINUATION OF PUBLIC HEARING Council Chamber**

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

A. Continued Cases:



A. Continued Cases:

1. **BAC-12-064** **Gryphon Acquisitions Ltd. by Alex Veigel** **CD9**
2832 Forest Park Blvd.
- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the installation of an auxiliary parking lot for an apartment.
DENIED 5/4
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the chained and locked facility at night.
DENIED 5/4
- c. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the required screening fence.
DENIED 5/4
- d. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the required landscaped buferyard.
DENIED 5/4
- e. Request a **VARIANCE** in a "B" Two-Family District to permit the installation of an auxiliary parking lot without providing the irrigation in the buferyard.
DENIED 5/4

B. New Cases:

1. **BAC-12-078** **Anderson Miller Interest, LLC DBA Glacier Homes** **CD7**
10970 Castle Oak Ln.
- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the use of a model home within three hundred (300) feet of an occupied residence for a period of three years.
DENIED 7/2



2. BAC-12-079

HTP Center LLC by Jacob Khotoveli
3529 Heritage Trace Pkwy.

CD2

- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated monument sign providing approximately one hundred and eighty three (183) square feet signage area where a maximum of approximate one hundred and sixty five (165) square feet signage area is allowed, excessive by approximately eighteen (18) square feet.

APPROVED 9/0

- b. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated monument sign providing eleven feet six inches (11'6") sign height where a maximum of eight (8) foot sign height is allowed, excessive by three foot six inches (3'6").

APPROVED 9/0

- c. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated monument sign encroaching approximately twenty five (25) feet into the thirty five (35) foot projected front yard setback, creating an approximate ten (10) foot front yard setback.

APPROVED 9/0

3. BAC-12-080

Chesapeake Land Development Co.LLC by Colonial Food Park
LLC
1541 Merrimac Circle

CD9

- a. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the operation of twelve (12) mobile food vending units on a vacant lot. **STIPULATING FOR A PERIOD OF FIVE (5) YEARS TIED TO LEASE AGREEMENT.**

APPROVED 9/0

- b. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the operation of twelve (12) mobile food vending units where a maximum of one (1) mobile food vending unit is allowed, excessive by eleven (11) mobile food vending units. **STIPULATING FOR A PERIOD OF FIVE (5) YEARS TIED TO LEASE AGREEMENT.**

APPROVED 9/0

- c. Request a **VARIANCE** in a "G" Intensive Commercial District to permit the operation of mobile food vending units providing approximately twelve (12) portable tables where a maximum of one (1) portable table is allowed, excessive by approximately eleven (11) portable tables. **STIPULATING FOR A PERIOD OF FIVE (5) YEARS TIED TO LEASE AGREEMENT.**

APPROVED 9/0

4. BAC-12-081

TO BE HEARD ON SEPTEMBER 05, 2012



5. **BAC-12-082** **Jose & Francis Sanchez by Gregory Gaucin** **CD2**
3402 NW 28th St.
- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the parking area encroaching approximately twenty (20) feet into the required twenty (20) foot front yard setback, creating an approximate zero (0) foot front yard setback.
- CONTINUED TO SEPTEMBER 5, 2012 9/0**
- b. Request a **VARIANCE** in a "A-5" One-Family District to permit the parking spaces without providing hard surfaced parking area.
- CONTINUED TO SEPTEMBER 5, 2012 9/0**
- c. Request a **VARIANCE** in a "A-5" One-Family District to permit the parking without providing the required screening fence.
- CONTINUED TO SEPTEMBER 5, 2012 9/0**
6. **BAC-12-083** **Zimmerer Real Properties, LLP by Hancock Sign Co.** **CD2**
5125 Mark IV Pkwy.
- a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the installation of an electronic changeable copy sign on attached building sign.
- APPROVED 8/0**
7. **BAC-12-084** **Altamesa Church of Christ** **CD6**
4600 Altamesa Blvd.
- a. Request a **SPECIAL EXCEPTION** in a "E" Neighborhood Commercial District to permit the temporary outdoor carnival amusement for a church for a period of two (2) days.
- APPROVED 8/0**



8. BAC-12-085

Trinity Baptist Church by Conita Cramer
620 Churchill Rd.

CD7

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the operation of a day care center for forty (40) children.

APPROVED 8/0

- b. Request a **VARIANCE** in a "B" Two-Family District to permit the operation of a day care center providing approximately two thousand and four hundred and forty eight (2,448) square feet play area where a minimum of four thousand (4,000) square feet play area is required, deficient by one thousand and five hundred and fifty two (1,552) square feet.

DENIED 8/0

- c. Request a **VARIANCE** in a "B" Two-Family District to permit the operation of a day care center without providing the required screening fence. **STIPULATING CONSTRUCT A SOLID SCREENING FENCE ALONG THE NORTH AND WEST SIDE OF PLAYGROUND WITHIN ONE (1) YEAR AND OPEN DESIGN FENCE TO REMAIN ON EAST AND SOUTH SIDE OF PLAYGROUND.**

APPROVED 8/0

- d. Request a **VARIANCE** in a "B" Two-Family District to permit the operation of a day care center without providing the required five (5) foot landscaped bufferyard.

DENIED 8/0

- e. Request a **VARIANCE** in a "B" Two-Family District to permit the operation of a day care center without providing the required irrigation in the landscaped bufferyard.

DENIED 8/0

9. BAC-12-086

WITHDRAWN PRIOR TO PUBLIC NOTICE

10. BAC-12-087

Pulte Homes of Texas, L.P by Bureau Veritas
8700 Navigation Dr.

CD7

- a. Request a **VARIANCE** in a "A-5" One-Family District to permit the construction of a model home without providing the required screening fence.

APPROVED 8/0

IV. ADJOURNMENT: 2:18 P.M.